

## MINUTES – SEPTEMBER 27, 2012

The Caswell County Board of Commissioners met in special session at the Caswell County Courthouse, Yanceyville, North Carolina at 12:00 p.m. on Thursday, September 27, 2012. The purpose of the meeting was to discuss with Brennan and Associates the inline grinder, lift station, change order approval and connector for the new detention center. Members present from the Board of Commissioners: Nathaniel Hall, Chairman, Cathy W. Lucas, Vice-Chair, William E. Carter, Jeremiah Jefferies, and Kenneth D. Travis. Absent: Gordon G. Satterfield and N. Kent Williamson. Also present: Kevin B. Howard, County Manager, Haynes Brigman, Yanceyville Town Manager, Darrell Russell, AWCK Engineer, Jim Brennan, Brennan Architect, Justin Doyne, Brennan Management Service, Robert Dallery, Rast Dallery Engineer, P.C., Dennis Foster, Brennan Management Service, John Satterfield, Clerk of Superior Court and John Claggett, Citizen. Kevin B. Howard, County Manager, recorded the minutes.

Chairman Hall opened the special meeting with a Moment of Silent Prayer.

### INLINE GRINDER/LIFT STATION/CHANGE ORDER APPROVAL

Chairman Hall stated “There are a couple of things on our agenda that we want to address and really just get some quick answers to so we invited our architect, and the Town and the their engineer, our construction manager. Let’s just introduce ourselves for the record. Commissioner Satterfield and Commissioner Williamson are the only commissioners absent.”

“I am Justin Doyne with Brennan Management Services. I am responsible for construction, the management of the construction for the new facility.”

“I am Jim Brennan with Brennan Architects”

“I am Robert Dallery with Rast Dallery Engineers.”

“Haynes Brigman, Town Manager for Yanceyville.”

“Darrell Russell, Town Engineer.”

Chairman Hall stated “Thank you. We will get right to the issues. At our last meeting we had two issues of concerns for the Board of Commissioners. I think the first issue had to do with the muffin monster. There was a lot of discussions back and forth and for our Board I guess what we want to know is I think the understanding now is we have to have a muffin monster or grinder put in there, is that correct?” Mr. Brennan responded “It is not a code requirement but it is certainly something that will help the operation of the building.” Chairman Hall continued “Practically speaking.” Mr. Brennan responded “Practically speaking it is required, yes sir.” Mr. Russell stated “Most jails have something like that just because of what can be discharged from the jail.” Chairman Hall responded “We have had those problems before. The question from the Board is why was it not included up front?” Mr. Brennan responded “There were two things that were not included in the original bid package, one was the lift station and the second

was the muffin monster and they were both tied together. Through meetings prior to bidding the decision was made to include those. It did not make it into the drawings from Northeast Engineering so in the initial round of bidding we did not procure those items.” Chairman Hall asked “Are you Northeast?” Mr. Russell responded “No sir. Northeast Engineering was the civil engineering group that had that in their package originally. When we started to look at the various alternatives to develop the design in further detail I think we brought Robert Dallery’s group on board. He is doing the plumbing in the building. That is part of his engineering package so it fit into their realm of expertise very well. I think, as I understand, the discussions went, originally we were taking the view to try to upgrade the existing lift station. I think the more the team got into studying the details on how we would do that it certainly appeared less complicated and less expensive to do a standalone lift station and muffin monster dedicated solely for the new jail and that is the design that has been prepared and we need to procure. Although it was not in the original bid package the money that would have been spent in the original bid package was not used so all the these things we are talking about doing now still fit within the overall project budget.” Chairman Hall asked “So in some way we had money allocated for this upgrade?” Mr. Brennan responded “There was money in the budget to do that, yes sir.” Chairman Hall continued “Do you recall how much it was?” Mr. Brennan responded “I don’t off hand.” Chairman Hall asked “Do you Kevin?” Mr. Howard responded “I was assuming it was coming out of the contingency fund.” Chairman Hall stated “It if was coming out of contingency then it was not budgeted. That is what I want to get clear on. Was it budgeted or not budgeted?” Mr. Brennan responded “It wasn’t in the bid tabulations.”

Chairman Hall asked “The first part was you started looking at upgrades and then we collectively decided that a new lift station and grinder would be less expensive than upgrading, is that correct?” Mr. Brennan responded “That is correct.” Chairman Hall continued “Had we gone with the upgrade what would that have cost?” Mr. Brennan responded “We have not developed drawings to put that out for bid.” Chairman Hall stated “Just give me an idea of the cost?” Mr. Brennan responded “You may want to address the difference. The only real savings or difference would be the...” Mr. Russell added “The pit, most would say the pit.” Chairman Hall stated “We are trying to get an idea of the round numbers so if you would say roughly it would cost \$200,000 to do an upgrade and it would cost \$190,000 to do a new then I would have the round numbers in my head and I can see the difference.”

Commissioner Lucas stated “At this point I sort of take a little of bit of issue because I would really like to see the actual numbers, the cost to upgrade as opposed to new construction and I am disappointed that we don’t really have that today and we don’t apparently. From what we are being told we don’t have those numbers today.” Mr. Dallery responded “We can probably pull some rough numbers together.” Mr. Brennan responded “The things that impacted the cost changed. There would have been longer runs to connect to the existing. The linear footage for the connection would have been greater and therefore more expensive. It was my understanding that there were some concerns about some fiber optic or exiting utilities that may have to be moved or relocated and you really don’t know until you get down there and find out what is in the ground. Am I stated that correctly?” Commissioner Lucas continued “I don’t mean to be difficult but is that the same situation that we ran into with the trees that needed to be removed that ultimately did not have to be removed? That is a whole different issue but the concern that I have is that I know early on in 2011 it was asked of Mr. Doyne would the Town’s infrastructure

support this facility and we were assured that it would. That the infrastructure was in place and that the engineers had looked at it and it all had evidently been signed off on and everything was on go and then what subsequently happened was there was no plan in place and I think the Town ultimately had to threaten a shutdown to actually get the plans.” Chairman Hall stated “Commissioner Lucas let’s stop there and let them address later.” Commissioner Lucas responded “Okay.”

Chairman Hall stated “Now Ms. Lucas raised the question of whether or not what was proposed or what we had if the system was capable of handling it in our early discussions. That is why we have everybody at the table, the engineers, the architects and everybody so somebody can say yea or nay did we have enough to handle this and why or why not?” Mr. Brennan responded “The members of our team were clearly under the impression that it would. I think as the designed developed and as we met with the city we collectively realized that it was better not to and that it really had to be upgraded and that is the direction that we went in.” Mr. Russell stated “I have some numbers that may help you understand a little more of why the new pump station is probably the best thing. The Town’s existing pump station is only 70 gallons a minute. That is its rated capacity. It is a pretty small station. It has a 2” force main so it has a very limited capability. When we first got involved with the jail addition of course we asked the question what is the estimated peak flow coming from the facility. I think we got information from you that it was like 180 gallon a minute or something like that. When we heard that, a 180 gallon a minute, and the existing station is only 70 gallons a minute obviously that sucker is going to have to be done. An upgrade was the initial discussion and the more that was batted around we got into the constructability of upgrading the existing station and the existing flows coming in you have to take into account that you will have to have what I call by pass pumping going on while you are changing out probably a new wet well and all new piping, pumps, controls, because this is such a much bigger flow than it is now everything there would have to be replaced. It would take a new force main because you can’t push 180 gallon a minute plus 70 gallon a minute, you would be looking at a 250 gallon a minute station if you combine them based on what I understood during peak flow versus the existing station. I think it was a consensus of rather than going through a complete rebuilding of the Town’s pump station that it was a lot less expensive to just take this as a sideline and handle it.”

Commissioner Lucas asked “Currently with the facility that we have now what kind of usage is taking place? It has a capacity of 70 gallons?” Mr. Brigman responded “Right now there are two strip malls, the strip malls on 86, the Credit Union and the existing jail, and some residential uses further up 86 all flow into that station.” Mr. Russell added “It is at about half capacity right now.” Commissioner Lucas continued “And it has how many pumps there?” Mr. Brigman responded “Two pumps that have been upgraded to the largest capacity that they can with the largest propellers that can be put in them without having a complete rebuild. It is at its max ability right now.” Commissioner Lucas asked “How much time do those two pumps operate out of a 24 hour period?” Mr. Russell responded “About 4 hours.” Mr. Brigman responded “About 4 hours a piece so 8 hours a day.” Mr. Russell added “The pump station is not designed to pump 24 hours a day. It is designed to run 8 to 10 hours a day total.” Commissioner Lucas continued “So you have two pumps that are running 4 hours.” Chairman Hall asked “So the question is what is the anticipated peak flow?” Mr. Russell responded “That was one of the major concerns, the peak flow.” Mr. Brigman stated “We actually even questioned some of those peak flows that

we received from you guys when we first got those because we wanted to make sure that we understood those correctly.”

Commissioner Jefferies asked “If the pump only runs 4 hours what will happen if it runs 6 hours?” Mr. Russell responded “It is not the pump run time it is the peak flow. If the peak flow is coming in at 180 gallons a minute and it fill up the wet well it will overflow on the ground because the pumps can’t handle that flow. The Town’s override service is to prevent overflow you know what happens when you have a sewage overflow.”

Commissioner Lucas asked “Was the upgrade not even feasible?” Mr. Brennan responded “It could be done but I think it would be a lot more money. It would be a lot money to upgrade the Town’s station.” Commissioner Lucas continued “The idea there too is the ownership would change, is that correct?” Mr. Brennan responded “I don’t think it was an issue for the Town. The Town said they would allow the station to be upgraded with an upgrade.” Commissioner Lucas asked “But now if we do a new one it is the County’s responsibility, that is my understanding?” Mr. Brennan responded “It could go either way.” Mr. Brigman responded “It depends on where you locate it. We have actually discussed locating a second lift station right beside the existing one that the Town would accept ownership of. That was a discussion point that we had as well.” Commissioner Lucas stated “We have not heard that.” Mr. Brigman continued “The cost of that we determined it was much easier to install a muffin monster to pump it to our gravity line.” Mr. Brennan stated “I think in general the entire team worked diligently to find the least expensive way to solve the problem and put what was needed in place. I think we worked very well together. I think the engineering team and the city exchange various ideas and I think what we came up with was the least disruptive, the most practical and the least expensive way to put the jail facility on line.”

Chairman Hall asked “Have we agreed on the peak flow?” Mr. Dallery responded “I think the pumps are sized at 130 gpm and that has a little bit of lead way for any additional. The question was what was the current lift station sized for? On the drawing it was 130 gpm, 130 gallons per minute.” Chairman Hall continued “Is that the peak flow?” Mr. Dallery responded “Yes sir. Actually that has some contingency in it so it will handle it yes sir.” Chairman Hall stated “I just wanted to know if you all had agreed on what the possible peak flow would be.” Mr. Dallery stated “And you asked the question, I don’t remember if it was Mr. Hall or Ms. Lucas, about cost. I don’t know what we received in quotes but just to let you know not to belabor the point basically we have a pit, we have two pumps, we have controllers and a discharged forced main which comes out of there and goes and ties into the existing sewer system. To upgrade the existing system, you have an existing pit depending on that size the city felt it needed to be larger so there is a new pit or deeper so you are modifying the pit. You have to put in new pumps, put in new controllers and they currently have a 2” force main and you will have to go to 4”. So now you are digging a new line and I believe that one happens to cross several driveways and go a pretty good distance before it ties in. So in essence what the new design is a new pit, 2 pumps, controller and a force main. They are not digging up an old one and replacing it but going into the system at a closer point. My point being from a cost standpoint you are within plus or minus 10% either way and it would not surprise me if the renovation of the existing one having to cross those driveways and redo that force main might even be a touch more.” Mr. Russell added “Plus you are looking at the rental cost.” Mr. Dallery continued “I am looking strictly at material costs

and right when you put in having to satisfy or bypass ongoing issues but to me it is right at a wash until you throw that in.” Chairman Hall stated “I think we understand that this might cost more or this one may cost less but what we want are hard dollars. The bottom line is what is the cost?” Mr. Doyne responded “We are looking at \$109,000 for the lift station and the inline grinder.” Chairman Hall stated “That was what was reported to us at the last meeting.” Mr. Doyne responded “Yes sir.” Chairman Hall continued “That is for the new one but we don’t have the cost of what Ms. Lucas asked about for the upgrade. We hear what you are saying that it makes more sense practically not to do the upgrade.” Mr. Dallery asked “Do you have a breakdown in the quote? Do you have it split for the muffin monster and the lift station?” Chairman Hall stated “I don’t need the split. I am talking about the upgrade versus the new system.” Mr. Russell stated “Here is another thing to consider, we are talking about 130 gallons a minute station for the jail. If it were done with the Town’s pump station then you would have to add the existing capacity to that. The new lift station would be 200 gallons. It is a larger force main; it is a 6” force main so it does start to build on the cost when you start to put them together.”

Commissioner Lucas asked “Engineer Russell how is this going to affect other properties around the Town of Yanceyville?” Mr. Russell responded “If it is a separate station it will not affect them at all.” Commissioner Lucas continued “So it will not be a problem for other properties?” Mr. Russell responded “The existing station already does have some excess capacity in it now and it still will be available to other people in that service area.” Mr. Brigman stated “Correct me if I am wrong but it is my understanding that some flow will still come to the existing lift station from the kitchen of the jail.” Mr. Doyne responded “Yes you gave us permission just to leave the grease trap on there and then you will have the Health Department and some other municipal buildings that will still be tied into the existing lift station.” Commissioner Lucas asked “Can we get a breakdown on that?” Mr. Doyne asked “On?” Commissioner Lucas responded “On exactly what is going to go into the current lift station.” Mr. Doyne stated “Yes that is it.” Commissioner Lucas stated “That has been a discussion that you have had but we were not privied to that.” Mr. Doyne asked “You want a breakdown of...?” Commissioner Lucas responded “Of what you are planning to use for the current lift station that is in place? What will remain tied into the current lift station?” Mr. Doyne responded “I don’t know the flows Ms. Lucas but right now it is just going to be the grease trap of the kitchen that will go to the existing lift station and I believe the Health Department is the only other line that currently goes to the current system.” Commissioner Lucas asked “So all of that has been discussed prior?” Mr. Doyne responded “Yes ma’am. You are taking the old jail that is not going to be occupied anymore off line so you are removing some of the load that was on that lift station and we ran those calcs as well to determine if we still went over the limit for that lift station. We determined that at peak demand that we would still overflow that lift station even after taking the old jail off line.” Commissioner Lucas asked “At peak demand?” Mr. Doyne responded “At peak demand, yes ma’am.”

Chairman Hall asked “Now that building will still be used, will that still be available?” Mr. Doyne responded “Yes and I accounted for that with the calculations that we were sending back and forth. The only thing I took out Mr. Hall was the jail portion of it.”

Commissioner Carter asked "Haynes you said if we built this the Town would accept ownership of it for the maintenance and the upkeep of it?" Mr. Brigman responded "No, we will not." Commissioner Carter continued "So the County would be doing the maintenance and the upkeep of it?" Mr. Brigman responded "On the muffin monster, yes."

Commissioner Lucas asked "Just a quick question on permitting, how did we get our permits in place without the plan in place?" Mr. Brigman responded "This goes back to our first joint meeting we had at the Senior Center I don't know if you remember how far back that was but we had had some discussions at that time that there was some issues that needed to be worked out including the water and sewer taps and then also the parking. From the Town's perspective and talking with Kevin it seemed like there were contractors lined up and ready to go and to avoid costing the County any money in delays we allowed them to move forward with the hope that we could have these details worked out but obviously dragging it out to this point it is still an issue that we haven't yet resolved." Commissioner Lucas continued "So we don't yet have permits?" Mr. Brigman responded "You have your permits to construct but at this point you cannot get your CO at the end of construction without meeting the specifications of the Town." Commissioner Lucas stated "That is kind of disturbing to me because as an individual property owner in the county you could not do that. You have to have that permit in your hand before you could proceed further which maybe minute to some folks but to me that is pretty..." Chairman Hall responded "We have the permits but not the certificate of occupancy." Commissioner Lucas asked "That is my question, how do you get a permit without submitting the plan?" Chairman Hall responded "He answered that. I remember that meeting and the last joint meeting. In effect what the Town did was give us permission to move ahead without it. That is what they did." Mr. Brennan stated "The building permit is permission to build. The occupancy permit is permission to move in." Commissioner Lucas responded "I understand that completely." Mr. Haynes stated "You guys control Building Inspections so I am not sure what building permits were issued on that end but yes in a good faith effort the Town allows the County to proceed without costing them any money."

Commissioner Jefferies asked "What happened and why did they not include this in the original bid package?" Mr. Brennan responded "They were instructed to include it in the documents. When the documents were ready to go to bid it had not been done. We did not want to delay the project. We knew it was something that we had to take care of and we moved forward." Chairman Hall asked "Where are they now? They are not here today?" Mr. Brennan responded "No." Chairman Hall asked "Where is Northeast?" Mr. Brennan responded "No because we shifted to Rast Dallery to design the new pump station." Chairman Hall asked "Were they fired?" Mr. Brennan responded "No we just removed that lift station from their scope of work." Commissioner Jefferies stated "You were paid by the county. Why was he removed?" Mr. Brennan responded "He is not involved in the new lift station. I mean all of that is being designed by Rast Dallery. It is still under our contract. We are responsible for it but it is actually being done by the group that is actually doing the plumbing. We felt that was a quicker way to get the whole package put together with less confusion. If it had been included in the original bid it more than likely would not have been the design that we came up with. At the end of the day had you included it we would have been instructed to upgrade the old one with the existing lift station and the more the team talked about it the more practical and cost effective it became to do it in another direction. I know it was an omission but at the end of the day it is costing the

County less to provide the sewer connection this way than had it been included in the original bid in the first place.” Chairman Hall stated “The issue we have and I think we understand that part is it cost me less to do a versus b and we budgeted for it and we have to go back and do something different. That is the real issue. From our perspective we kind of want to know what happened so if something fell on our part of the project we will have a working knowledge on how to deal with it. What we got in the end was a change order with x number of dollars and quite frankly the responses we got were somewhat across the board. I think what you all have said today it may be somewhat across the board but with everybody here we can pull it off together. The only real issue to me is why did we not have it in there to start with? We have resolved that at least to my satisfaction. We know it was not there and we know that somebody at Northeast did not do it and we know that you just said that you are responsible.” Mr. Brennan responded “You are not paying for it twice. In other words it was never paid for to begin with and now that it is being added that is the reason for the change order.”

Commissioner Lucas asked “Chairman Hall can you clear that up for me? It was budgeted originally?” Chairman Hall responded “No it was never budgeted.” Commissioner Lucas continued “So this is an add on?” Chairman Hall responded “Yes.” Mr. Brennan stated “When we did the original cost estimates for the building we were under the assumption we could connect. In terms of the first round of bidding it was not included. When the tabulations of all the various bid packages were added up they did not address the lift station issue. No money was spent in the first round of procurement to address that issue.” Commissioner Lucas asked “Should there not be some expense incurred to connecting to that lift station?” Chairman Hall responded “The answer is yes.” Commissioner Lucas continued “And you are saying that you are satisfied that we have the answers that we need, is that what I understood you to say?” Chairman Hall responded “I am satisfied with what I have heard. It won’t do us any good just to talk about it. What I have heard is it should have been included and it was not.” Mr. Brennan stated “So it needs to be added now. It was never procured or it was never purchased to begin with so it needs to be purchased now.” Commissioner Lucas asked “Well my question is who is going to expend the money to fund the project? That is the question at hand for me.” Chairman Hall responded “We are not asking that question now. We just wanted to gather all the information and this Board can get back together and really do some thinking and talking and chewing on this thing.” Mr. Brennan stated “From a project prospective it is something that needs to be done and it is on the critical path to the certificate of occupancy.” Chairman Hall responded “We heard that term the other night. I think our attorney defined critical path for us.” Mr. Brennan stated “We can get everything else done but if this is not we are not done so you can’t move in. We obviously would like permission to move forward.”

Commissioner Lucas asked “Chairman Hall if I might just back up. Should we proceed with the path of the new lift station what is the cost that is going to be incurred to actually tap?” Mr. Brigman responded “The sewer tap quote I think has been given to you guys; \$400 is the sewer tap to actually tap onto our lines. That is what it will actually cost to tap on.”

Chairman Hall stated “With one of Ms. Lucas’ earlier questions I would hope probably Justin that you would give us all of the summary costs going forward.” Mr. Doyne asked “For what?” Chairman Hall responded “For this new lift station. You have given us the one hundred and nine

and you have given us the tap on fees of four hundred. If there are any other items we would like to get that information.”

Commissioner Travis asked “What does it cost to operate a lift station like we are talking about?” Mr. Brigman responded “You just have the pump replacement which is one of your biggest costs. Typically your control panels have a long life but your impellers and your pumps are typically...” Mr. Dallery added “If you have a grinder in front of it those impellers should last for years.” Commissioner Lucas responded “Forever.” Mr. Dallery continued “Well 10 years, 12 years, it depends on the use. The biggest thing is the regular maintenance on parts such as bearings and those types of things.” Mr. Russell stated “Power probably would not be that big of a cost.” Mr. Dallery responded “That is ongoing cost, the power cost. It is a 3 hp motor.”

Chairman Hall asked “On average is it going to cost \$30 a month, \$200 a month, \$73 a month?” Mr. Dallery responded “That is a good question. Do you have a separate meter? Do ya’ll meter your lift station?” Mr. Brigman responded “We do.” Mr. Dallery continued “My best advice would be, let’s look at their bill off that meter to answer your question because it should be within reason of that.” Chairman Hall asked “You guys should know, how much does it cost per month for a 3 hp?” Mr. Russell responded “Four to five hundred dollars a month I would guess.” Chairman Hall stated “We are going to ask this again Kevin and Justin. We will need all of this information.” Mr. Howard responded “Well the actual monitoring we can do in house. We maintain the pump station at the Pelham Industrial Park.” Mr. Brigman stated “We budget \$5000 a year per lift station for just annual maintenance. That is not included the monthly bills, we have a light at each of our stations and the cost to run the actual pumps.” Commissioner Lucas asked “How often do you have to pump that station? Call someone in to assist with pumping it off?” Mr. Brigman responded “Our staff actually pumps out those stations on a regular basis.” Commissioner Lucas continued “Why would they have to do that regularly?” Mr. Brigman responded “The one they do it the most with is the Kimbro lift station where we have two jails coming to. We don’t have any grinder pumps in front of that station so we get a lot towels, wash cloths, pillow cases, and sheets coming from the jail, anything they can flush down the toilet. That is what we have to deal with so they monitor that pump frequently.”

Chairman Hall stated “Again Kevin after we finished these two items today there will be four or five other items that this Board will have to make decisions on. If we go with the new lift station of course we will have to figure out somebody to maintain it and we will have to have some good information when we do that.”

Commissioner Lucas asked “This is probably not pertinent but you are saying sheets and towels go into sewer system?” Mr. Brigman responded “Yes.” Commissioner Lucas continued “Is there not some way to monitor who is doing that?” Mr. Brigman responded “We know who is doing it. We see it on the sheets.” Commissioner Lucas asked “Can they not have additional time in jail for such behavior if they could identify who is doing it?” Chairman Hall responded “We have the same problem in our jail.”

Commissioner Carter asked “Where do we stand on the water tap fees and everything? Has all of that been taken care of?” Mr. Brigman responded “No not at this time.” Mr. Howard responded “I can answer that question. The Town will be doing that tap and we will deduct that



fee from the contractor's scope of work. We will get a credit from the contractor and then pay the tap." Commissioner Carter continued "Have we paid the fees to the Town?" Mr. Howard responded "No when we are ready to do the tap we will pay that. They have approved the plans and everything." Mr. Brigman stated "There is a tap fee involved and then there is the installation cost. Our installation cost from our contractor from what I understand is actually below what they proposed to do and from the Town's standpoint we would prefer that our contractor do the install. There is the install cost and there is the tap fee. Those are two separate fees. I think you have the outline for those costs." Commissioner Lucas asked "We do?" Mr. Howard responded "We have an RFP that included the tap." Commissioner Lucas continued "What are they?" Mr. Brigman responded "The water tap fee is \$20,000 and that is based on the size of the line and then the install cost is \$29,950." Chairman Hall asked "That was determined by the Town is that correct?" Mr. Brigman responded "Yes." Chairman Hall continued "This is another issue that the Board will be dealing with and that is why has this not been taken care of and we will have to deal with that."

### CONNECTOR BETWEEN DETENTION CENTER AND COURTHOUSE

Commissioner Lucas asked "Chairman Hall do you need these individuals for the connector?" Chairman Hall responded "Probably not. Is there any code or zoning ordinance from the Town that impacts the connection from the jail to the courthouse?" Mr. Brigman responded "No, Kevin appeared before our council and requested a variance from our zoning ordinance to allow for that connector and the County received that variance request." Chairman Hall responded "Okay thank you very much for your time."

Chairman Hall asked "Mr. Brennan when we first got this project on the drawing board, and I am assuming that you know what I am talking about when I say connector, what did we have in mind? Let's start from there." Mr. Brennan responded "The original discussion was to connect the jail and the courthouse to resolve some of the security issues in terms of moving inmates from the jail to court. The original designs I think in earlier meetings were to make that link overhead. In other words come out of the jail and to go into the upper level of the courthouse. We now understand the particular window in the original design that we were going to connect to is not a desirable location so we have looked at two other alternatives." Chairman Hall asked "Who did that design?" Mr. Brennan responded "We did." Chairman Hall continued "And you guys took a look before you drew up the design?" Mr. Brennan responded "Yes that is where everyone thought it was supposed to go. We met as a design team with representatives of the County and that was where we wanted it to go." Chairman Hall asked "Practically speaking from an architectural standpoint why will it or not work?" Mr. Brennan responded "Architecturally it will work. It is my understanding now that taking inmates into that particular location was no longer the desired entry point so it is a question of where in the courthouse do you want to connect and what is the most cost effective way to do that." Chairman Hall continued "It is workable but it is just not desired?" Mr. Brennan responded "It is workable. We can do the original design but it is evidently not what is desired now. That again was not included with the original bid package because we wanted to get the building under construction. We did include an allowance of \$400,000 in the project budget to address that connector in the future. The overhead one that was designed fit within that allowance and now the ground level connector that we are looking at is drastically less expensive than before. It is really a matter of

preference. We can make any of them work. It is just a question of security and court operations which makes the most sense.”

Commissioner Travis asked “Who made the decision to change the location of the connector?” Mr. Doyne responded “We met with everyone and the judge did not like the idea of escorting inmates directly into the courtroom.” Commissioner Travis continued “I am going to be short and sweet with you; I don’t think the judge made the decision to build this jail.” Mr. Doyne responded “I understand sir.” Commissioner Travis stated “As far as I am concerned the jail need to be built the way we voted to build it.” Mr. Doyne responded “Okay.” Mr. Brennan stated “We tried to develop designs that we thought could address all of the issues. We do have an overhead connection that connects.” Mr. Doyne added “We have finished pretty much a connection to the courtroom and then we did an alternative design to connect to the second floor hallway and another alternative to do a ground floor. The original intent design was to connect to the courtroom and it is pretty much complete.” Commissioner Travis stated “If this was going to be changed this Board should have made the decision to make the change.” Mr. Doyne responded “It is your privilege to tell us where and what you want and that is why I am presenting this to you to get your blessing on it.” Mr. Brennan added “We have prepared three different designs and all of them are workable. All of them fit within the allowance that we set aside. We will proceed with whichever one you direct us to do.” Mr. Doyne stated “Two of those design do use the tower. It will come off the third floor and it will enter the courthouse. The third design was done real quick but it will be an on grade connection.” Mr. Brennan added “That one is about \$250,000 less expensive. Again we are just trying to offer alternatives.” Commissioner Travis stated “We can do it the way we do it now. I thought when we started this project we wanted to do the overhead connector so that nobody could see them going over there.” Mr. Howard responded “Any option that you choose when be enclosed, it just will be on grade or overhead.” Mr. Doyne stated “We have not stopped any of the construction due to any of these designs. We are still moving forward. We still have the tower there so if there is still potential interest to do the connector up top it is there.” Commissioner Travis responded “I understand that but what I am saying is unless we voted to change it I don’t understand why it has been changed. That is just the way I feel about it. They can walk under a shed as far as I am concerned. We can save the \$400,000 with putting a shed up over there.” Chairman Hall stated “I think we need to look at the big picture. It is not only for the inmates but also for the protection of citizens. One of the things I asked Kevin earlier was to take the architectural drawings and flip them over to a picture. I would like to see pictures of what it would look like. My first thought was with a shed and or a wire fence would be totally offensive. We have to considered more than what I want so I think we need to go back to architectural it will work but it is not desired. What we have to look at is what it is that they desire and what will be the impact on both buildings with what we are doing.” Mr. Brennan asked “Mr. Chairman if the Board could give us guidance as so whether to go overhead or grade and if we do go overhead what point do we enter the courthouse after that we can prepare all the detailed designs and do the graphics of that solution for you. We really need to know what the design perimeters are before we can get into much detail with that.” Chairman Hall responded “I understand that. Again we appreciate you all coming.” Mr. Brennan stated “Again it is again using that word critical, critical path, you can open the jail without the connector. You can actually get a certificate of occupancy with the connector. It would be helpful if we could finish it all at the same time. I did not want you to think this is a code requirement.” Chairman Hall responded “I

think we need to put it to rest completely and to move on.” Mr. Brennan continued “We can make any of the three options work and like I said one of them is less expensive than the others. If you will give us guidance we will pick up the pencil and get it moving.”

Commissioner Jefferies stated “I have several cousins that work for the prison system and they have talked about bringing inmates to the courthouse and how they worry about what will happen. With a closed entry everything would be secure. I really believe we need to have this.”

Commissioner Lucas stated “Chairman Hall if I may, it is not just about the connector Mr. Brennan it is about the entire process for me. It just seems like we have had a calamity of errors throughout the process with this project. First it was the soil engineering study, we had issues with that. There were issues with that and of course we absorbed the cost with that that is my understanding. Then we had the soil, we paid \$22,000 to take it out, \$20,000 to bring new soil in. Took down trees unnecessarily that did not need to be taken down and it is my understanding from what I just picked up from the Finance Office for construction management we budgeted \$173,000 and we have expended \$146,000 and we have \$27,000 left in the budget. I don’t even think we should be having this meeting today because these issues should have already been addressed. I am concerned about Ms. Geraghty came to this Board December 20, 2010, I believe, and she said you folks were going to work in the best interest of the county. It is in the minutes that this is what we do. ‘We monitor everything that comes to us from the contractor doing the job. Everything that comes through the Brennan Management Services is filtered and given to the architects; the architects once again filter it down to the absolute core of it. Any problems that may arise are solved very efficiently with as much construction intelligence that the team can afford. The process and this is important for the county to understand, client involvement is what we consider the success factor of the project. All of this and I will go on the clients are an integrate part of the team. With all the projects I work on I speak with the construction managers six or seven times a day. Whether I like it or not we are constantly in contact even at six thirty in the morning. When we are actually building the building some of the items that will actually be the responsibility of the construction manager is setting up policies very quickly so all contractors know exactly what they are supposed to be doing. How they are supposed to be doing it and one other thing right here all of these items, reviewing the program, discussing open items, considering the options and alternatives and any other alternate courses of action and for every step of the way we present for approval. I am just concerned that we have not gotten our money’s worth on the construction management end of this project because had we gotten that we would not be here today. That is the point that I am trying to make. I am concerned about money that has been wasted on the project.” Mr. Brennan responded “I think that is an unfair characterization.” Commissioner Lucas continued “Well tell me how.” Mr. Brennan continued “First of all the team has been working very hard and very diligently, construction is not an exact science. When we dig a hole in the ground you find things. The soil testing that was done tested certain areas. It did not test every single cubic foot of soil under that site. When it was located the team acted quickly and we found the less effective way to deal with that issue and move forward with it. Like the issue with the connector, we were told in the design meetings to go in this direction and now there is questions and others want to go into another direction. The team has spent extra time to design three alternatives to offer you options. At every step of the way this team has worked to lower the costs that impact the taxpayers. The lift station okay it was not in the original procurement but the county is paying a lot less that

what they were to begin with. I think this team has done exactly what they were supposed to do. They work diligently everyday to look after the interest of the taxpayers in the county and I just don't share your views." Commissioner Lucas stated "Well we have a difference of opinion. As far as the project goes was anybody within the court system every talked with about how this connector, other than Judge Smith made a recommendation apparently, did anybody else get this talked to about how would be the best, most feasible way to do this?" Mr. Doyne responded "Ma'am I was not involved in the preconstruction of the original design for any of the connectors. I sat in meetings with the judge and the clerk, I believe, on several occasions and discussed this but on the preconstruction side and the original side of it I was not involved in any of those meetings."

Chairman Hall stated "I think that covers the two issues that we wanted to cover today. We still have some decisions to make and we will make those."

Commissioner Lucas asked "Is Ms. Geraghty still associated with your organization?" Mr. Brennan responded "No she is not."

#### ADJOURNMENT

At 1:11 p.m. Commissioner Jefferies moved, seconded by Commissioner Travis to adjourn. The motion carried unanimously.

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Kevin Howard  
County Manager

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Nathaniel Hall  
Chairman

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